



# SPRINGFIELD PRESERVATION TRUST

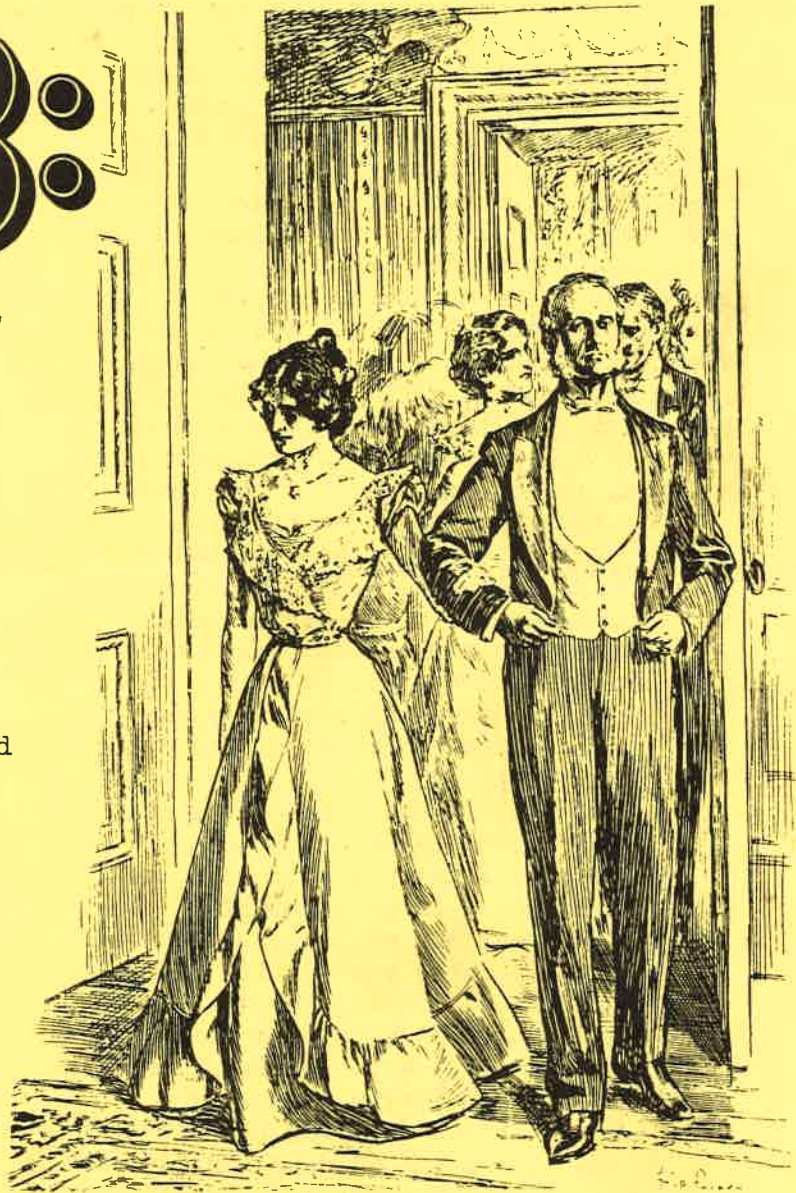
SUMMER 1980  
NEWSLETTER

## SEPT. 3: TRUST'S ANNUAL MEETING

You are all cordially invited to the fifth annual meeting of the Springfield Preservation Trust, which will be held on Wednesday evening, September 3, 1980. The meeting will start at 7:30 p.m. in the Bruce McCleod Room on the Mezzanine Level of the Bay State-West (Bay Bank/Valley) Office Tower, on Main Street in Downtown Springfield. Entrance to the building should be made from the Bridge Street side. (A button near the door must be pushed to enter, but a member of the Trust will be in the lobby to assist, if needed)

The proposed agenda for the meeting is as follows:

- Reports of the Secretary and Treasurer
- Overview of the Past Year, by 1979-1980 President: Jim Boone
- Report of the Nominating Committee for 1980-1981 Recommended Officers:
  - President-Glenn Rowland
  - Vice President (Development)-Bob McCarroll
  - Vice President (Restoration)-Jim Boone
  - Vice President (Advocacy)-Connie Johnson
  - Vice President (Community Involvement) Sandy Hoke
  - Treasurer-John Bellows
  - Secretary-Betsy Kashman
- Election of New Officers
- New President's Outlook Report
- Slide Show: 120 Westminster
- Current & New Business
- National Trust Film: "A Place in Time"
- Reception & Refreshments



### C A L E N D A R

- September: 3-Springfield Preservation Trust Annual Meeting
- 4-Springfield Historic Commission
- 18-Springfield Historic Commission
- October: 1-Springfield Preservation Trust Monthly Board Meeting
- 2-Springfield Historic Commission
- 8-12-National Trust For Historic Preservation Annual Meeting- in New York City
- 16-Springfield Historic Commission
- November: 5-Springfield Preservation Trust Monthly Board Meeting
- 6-Springfield Historic Commission
- 20-Springfield Historic Commission



## ENERGY CONSERVATION In Older Homes

The abundance of older, architecturally distinguished homes in Springfield and the rest of New England, lends a very special quality to the region. Inherent in the personality of the older home is its history, uniqueness of design, durability, and individuality. Often, though, many people are reluctant to buy these homes because they fear heating costs may be prohibitively high, either because the house is large, or because they imagine that it will be drafty.

What many people do not realize is that older houses also frequently have built-in features that may actually help save energy. For instance, folding, or sliding shutters, minimize heat loss through the windows; and vestibules, common in Victorian homes, reduces heat loss through entrances. In summer, porches, high ceilings, and windows aid cooling.

There are a number of ways to improve the energy efficiency of an older home, some requiring little or no financial investment. Others require only an understanding of the structure and fabric of the home to enable one to utilize built-in features. Finally there are the larger measures, such as: attic and wall insulation, new heating systems, and storm windows, which though expensive, these improvements will pay for themselves in a few years.

It may be possible to save one third, to one half of an older home's fuel consumption by making appropriate improvements, and by learning to use energy wisely.

Start with the basics. Tighten up your home and prevent heat loss:

- repair broken and cracked glass
- refit windows and doors that do not hang properly
- weatherstrip and caulk doors and windows, and caulk all cracks on the outside of the house, particularly where two different materials meet.
- don't heat the whole house when you are only using part of it. Close off unused rooms during the winter, or have your heating system balanced so that you can keep sleeping rooms cooler than living areas.
- storm windows can help prevent heat loss, but avoid windows that detract from a home's appearance. Wood frame windows are as much as 20% more efficient than aluminum storms, due to the higher heat conductivity of metal.
- radiators are common in older homes, and can be very attractive. Don't cover them with radiator covers or coat them with paint, or you will decrease their efficiency. An aluminum foil-covered panel placed behind the radiator, and/or a small fan will help move warm air through the room. Keep radiators cleaned, and bleed them to improve their output.
- older homes often have old heating systems. Have yours checked for its efficiency and replace part or all if necessary. Heating systems need annual tune-ups to work their best.

-fireplaces, though aesthetically pleasing, can be big energy wasters. Save them for romantic evenings in the fall or spring when the oil or gas furnace is off, or you'll wind up using more heating fuel to make up for all the heated air going up the chimney.

-insulation is a big energy saver. Put your first energy dollars into attic insulation. Wall insulation may cause some moisture problems in older homes, resulting in paint peeling or wood rot. You can compensate for these problems by using a moisture barrier paint on the interior walls, and by allowing for ventilation through the siding.

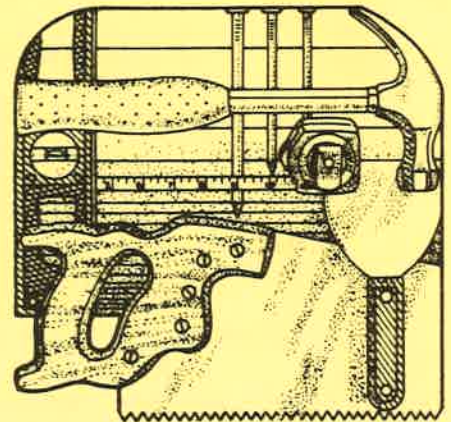
-don't install vinyl or aluminum siding in hopes of saving energy. The siding has very little insulation value and probably contribute to moisture problems, in addition to destroying the architectural integrity of your home

-you can use the sun's heat to help heat your home by passive measures. Keep south & east-facing shades open on sunny winter days and close them at night to trap some of the sun's heat. Keep the sun out of your house in summer by keeping shades closed during the day, and by use of awnings, deciduous trees, and shutters.

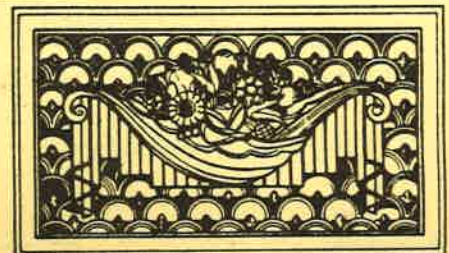
Energy prices will probably not go down again, but the homes that were built to utilize cheap fuel can be around for years to come. However, particularly in New England it is a good idea to make your home as energy efficient as possible in order to save both energy and money.

For further information on this and other energy topics, call the Massachusetts Executive Office of Energy Resources in Springfield at (413) 739-9615. (94 State St., Springfield, Mass. 01103)

-Donna Lee Ubertaini  
(UMass environmental  
design student &  
MEOER intern)



This edition of the Springfield Preservation Trust's newsletter was compiled and prepared by Glenn Rowland



G O J N G , G O J N G . . .

TEMPLE ST.-SPARED!  
BAY ST. GRANT

Two Downtown Springfield landmarks, one architectural, and one historical (more or less) are about to all but disappear in the next few months. Both landmarks are giving way to new downtown office buildings. The architectural landmark is the 1930's Art Deco south facade of Steiger's downtown store. A large portion of this facade will be covered and obliterated by a two-story connection to Steiger's from the new SIS office building/commercial plaza now under construction at Main and Harrison Streets.

Another, more recent and unusual Springfield landmarks, known as the "hole(s) in the ground" next to Springfield City Hall will also soon be gone. This unique park area which consists of two landscaped depressions in the ground, was actually a product of the city's urban renewal program of the late 60's and early 70's. This city block which once contained the Capitol movie theatre, and several stores and shops was cleared for for new development, which has not materialized untill now. The hole's replacement will be a stepped-back, 12-15 story office building of glass and masonry.

At its July 17th meeting the Springfield Historic Commission, by virtue of a 3-3 tie vote rejected a proposed Certificate of Hardship which would have permitted the demolition of a house at 48-50 Temple St. in the Maple-Union Corners Historic District. The house, of Victorian 1890's vintage and design, was proposed to be purchased and demolished to provide additional parking for the Chateau Apartments on Maple St.(at Temple). The Trust spoke for the preservation of the house, though while structurally sound, is presently covered by a variety of signs and siding and is being operated as a rooming house. The Trust stated that there was a vacant lot already available on the street that could be purchased for the parking area, and that the Trust knew of a prospective buyer for the 48-50 Temple St. house, who wanted to restore it as a residence. (A few days after the Commission meeting, John Stumpf, who is restoring an apartment block on Temple St., purchased 48-50 Temple St. for restoration.)

Also at its July 17th meeting, the Historic Commission reviewed and awarded preservation grants in the amounts of \$2400-\$5000 (\$20,900-total) for exterior renovation work on several historic district properties. The Trust was one of the grant recipients, recieving \$5000 for its planned restoration of 173 Bay St., in the McKnight Historic District.



SPRINGFIELD  
PRESERVATION  
TRUST

**JOIN THE  
TRUST**

The Springfield Preservation Trust is a private non-profit corporation dedicated to the preservation of Springfield's architectural and historical heritage. We hope you will support the Trust and join our activities by becoming a member.

MEMBERSHIP FORM

Student \$5       Family \$15       Supporting \$50  
 Individual \$10       Patron \$25       Benefactor \$100

CONTRIBUTIONS ARE TAX DEDUCTIBLE

Please send this form and check to: Springfield Preservation Trust  
7 Stockbridge Street  
Springfield, MA 01103

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Perhaps you would like to take part in one of our committees:

Building Restoration       Program       Newsletter  
 Membership       Bus Tour       Education, Slide Show  
 Fundraising       Other interests or skills you'd like to share:

Eleanor S. Dashevsky  
Membership Chairperson  
739-3574 or 785-1636

## TRUST Reorganized

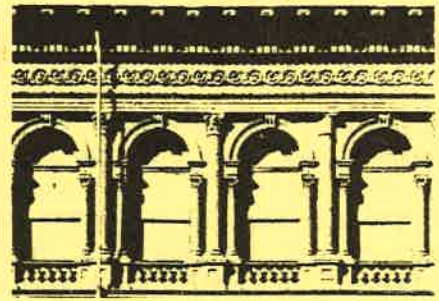
On August 5, 1980, a special meeting of Springfield Preservation Trust Board Members was held to try to further define the purpose of the Trust in order to set goals and make plans for the coming year. Though many Trust members have a sense of the purpose of the Trust, a periodic restating is often necessary. Therefore, the basic purpose of the Trust is to both encourage, and to directly assist in the preservation of the Architectural Heritage of Springfield for both present and future generations. This is to be accomplished through helping people to recognize the value of the architectural resources that are in Springfield through programs of education, and demonstration through restoration. Preserving our architectural heritage is closely tied to issues of the quality of life in Springfield.

In order to carry out the forestated purpose of the Trust, it was felt that some basic reorganization of the Trust's structure was needed. In the coming year, it was proposed that the Trust's four main areas of focus will be led by a Vice President who will oversee and organize committee activities in a number of task areas. In this manner, both a more unified overall approach to the Trust's activities, and also a dissemination of responsibility can be achieved.

The Vice Presidents will preside over the following areas:

- \*Vice President of Restoration:
  - Building Committee
  - Resource Library
  - Revolving Fund Management
  - Supervise Clerk of the Works
  - Rehabilitation Workshops
  - Technical Assistance
- \*Vice President of Community Involvement:
  - Trust Newsletter
  - Educational Projects
  - Trust Informational Publications
  - Trust Speakers Bureau
- \*Vice President of Advocacy:
  - Legal Issues of the Trust
  - Historic Commission Represent.
  - Neighborhood Support
  - Lobbying Efforts
  - Emergency House Saving
- \*Vice President for Development:
  - Corporate Fund Raising
  - Grant Preparation
  - Trust Bus Tour
  - Walking Tours
  - Coordinate Special Projects
  - Trust Membership

Also in this newsletter you will find the list of people who have been nominated for each Vice Presidency. If you are interested in working with a committee in any of the above-mentioned special areas that may fit your personal interest, please let yourself be known to the Trust, as the more people we have involved, the more can be done for preservation in Springfield!



## NEW PRESERVATION PERSONNEL

Ann Tomasik has been appointed Preservation Planner at the Lower Pioneer Valley Regional Planning Commission to fill the vacancy created when Preston Maynard left recently to move to Connecticut. Ann has a Master's Degree in Regional Planning from UMass, and has completed research in rural preservation. Her work at the Commission involves providing Historic District Development, National Register Nomination, and general preservation assistance to all the Commission-member communities in Hampden and Hampshire counties.

Clem Chelli has succeeded Matt Donnellan as the Administrative Assistant to the Springfield Historic Commission. Clem, who has an MBA from Western New England College, handles a variety of duties for the Commission. These include: handling grant applications, certificate requests (for construction in historic districts), Commission correspondence, and inter-departmental coordination.

## 120 Westminister - SOLD! 73 BAY - Purchased

In early August 1980, after nearly a year of restoration work, the Springfield Preservation Trust has completed and sold its first house restoration project. The house, a Queen Anne Victorian style, located at 120 Westminister St. in the McKnight Historic District, was quickly sold after many people toured the house at an Open House held in June. The restoration project, while managed by the Trust, was authorized and financed by the City of Springfield's Community Development revolving fund for historic preservation projects. Exterior renovation was assisted by a grant from the Historic Commission's grant program, and construction review and approval was the responsibility of the Springfield Redevelopment Authority.

Based on the imminent completion of the 120 Westminister house, the Trust's Board authorized at its' June 1980 meeting, the purchase of another house for restoration. This house, at 173 Bay Street, is another McKnight District Victorian that is in good structural condition. Renovation is expected to take about six months. Anyone interested in further details about the 173 Bay St. house should contact Jim Boone.

# A Future From The Past

"A Future From The Past", the Springfield Preservation Trust's 4th Annual house tour of Springfield Historic Districts was held on Sunday, May 18th. Despite the problem of rain throughout the day, over 300 people participated in the tour of six selected homes. This year's tour was coordinated by Elaine Godek, with assistance from many Trust members.

## M.H.C. Workshop: McCarroll Honored

On May 2nd 1980, the Massachusetts Historic Commission held a one day seminar/workshop in Boston, under the theme for preservation: "Keeping what we already have". The morning session included a keynote speech by Sen. Paul Tsongas on national preservation efforts, and a presentation by Architect Max Ferro on the "Repair rather than Replace Preservation Philosophy". The afternoon was given over to workshops on: Residential property, Commercial property, and Home Mueseems. The Springfield Preservation Trust members who attended the seminar/workshop included: Robert McCarroll, Connie Johnson, Preston Maynard, and Glenn Rowland.

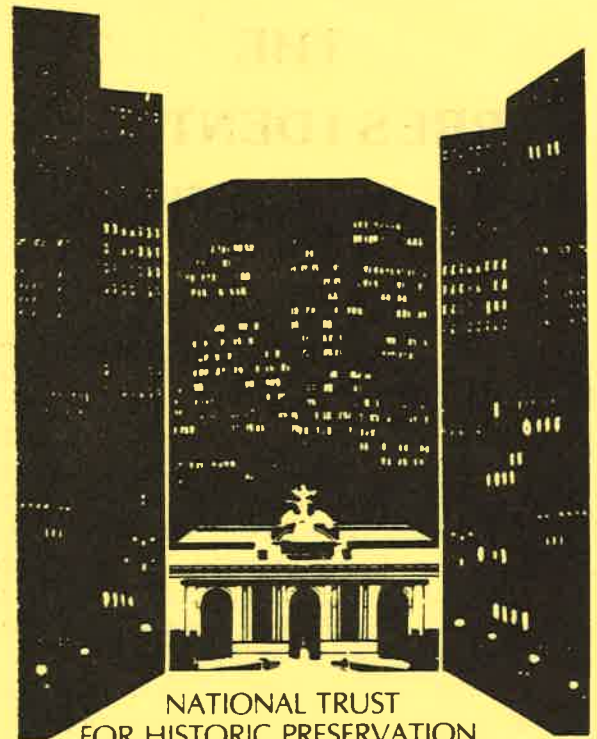
Springfield Preservation Trust Board Member, Robert McCarroll was presented by the Mass. Historic Commission with one of its 1980 Preservation Awards "for his unswaying dedication to historic preservation in Springfield". Bob is also a Senior Planner in the Planning/Community Development Office in Springfield.



## The older house ... nurture it, treat it right

Take a long objective look at your older house — or the older house you're thinking of buying. Perhaps it's just a fine old house, built to last. Perhaps it's an ornate Queen Anne, or a snug Cape, or a three decker row house. Perhaps it's an antique with substantial historic value.

Whatever it is, it has a character all its own, worth holding on to for both esthetic and practical reasons. Before you begin its renovation, plan to preserve and repair as much as possible, rather than tearing out and replacing.



NATIONAL TRUST  
FOR HISTORIC PRESERVATION  
1980 Annual Meeting and Preservation Conference  
New York City — October 8-12, 1980

The National Trust for Historic Preservation will hold its Annual Meeting in New York City on October 8-12 1980. For program and registration information, please contact Glenn Rowland (739-9748)

## A few basic principles of renovation:

### *Repair rather than replace*

This is the number one consideration, the first and most important. Often the original materials used in an older building are better than those available today; almost always they are more appropriate; sometimes, they are one of a kind and irreplaceable.

### *If you must replace, duplicate the original as closely as possible.*

### *Preserve as much original detail as you can.*

### *Retain the look and the line of the original roof.*

The roof carries one of the major architectural messages of the house. Change it, and you've changed the spirit of the house. Again, repair rather than replace, if you can... if the roof is beyond repair, duplicate its materials if they are available... if you can't find the materials, or they no longer meet building codes (some communities discourage the use of cedar shingles, for instance), use a material that comes close in color and appearance, and is appropriate to the style of the house.

### *Keep the size, style, and shape of the original doors, windows, porches and chimneys.*

### *Do not cover the house with artificial siding. It may:*

- Rot the wood beneath
- Hide warning signs of deterioration
- Change the character of the house, covering original details and blurring its unique lines

# THE PRESIDENT'S LETTER

On September 3, 1980, the Springfield Preservation Trust will hold its Annual Meeting. It is the start of a new year for the Trust, one in which the message of the need for historic preservation must continue to be spread throughout the city of Springfield. Strides have been made in recent years due to Trust efforts, and many people now give more thought to avoiding abuse of the city's built environment. However, there is still much to be done.

In the coming year, the Trust must play a major role in the preservation education of those people in the city who make its development decisions. These people include those in the city's government, business, industry, and educational communities. We need to assist them become more aware of basic preservation potential, so that preservation becomes as important a consideration to them as all others they must take into account in their decision-making process. The overall economic and aesthetic health of the city is a fine balance between these established groups. The quality of life here depends a great deal on the values and quality of the environment that surrounds each of us. Where we are headed as a culture, is based to a large degree on where we have come from, and how we treat that heritage. Our built environment shows where we came from, and therefore must not be needlessly destroyed, lest we become an aimless, reactionary people. It is this respect for ourselves and our heritage that we must protect. This is the Trust's responsibility for the coming year: We must continue to guide lead, and educate in the area of preservation.

-James Boone



## TIFFANY- BOWLES HOUSE FATE

The site of the Samuel Bowles House at 50 Central Street in Springfield, which became an empty, rubble-strewn lot when the MacDuffie School had it torn down in March 1980 (reportedly to build tennis courts and athletic fields) is still an empty and rubble-strewn lot.

## N E W C O M M I S S I O N E R S

Two new members, Eleanor Dashevsky, and Al Nardi were appointed to the Springfield Historic Commission in early 1980 by Mayor Theodore DiMauro. Mr. Nardi is an Architect in Springfield, and Ms. Dashevsky is a Realtor, and a member of the Trust.

Their appointments bring the membership of the Historic Commission to its full complement of seven members. The other five members are: Chairman-Mary Cooley; Vice Chairman-Tom Holland; Francis Gagnon; Bernard Tourageau; & Al Albano.

The Historic Commission meets at 7:30 p.m. in the Second floor City Council Ante Room of Springfield City Hall, on the first and third Thursdays of each month.

